Expiry Date - 01/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1262/25 **Recommendation: – APPROVE**

Site: **17 Hollingbury Gardens Worthing West Sussex BN14 0EF**

Proposal: **Enlarged loft conversion with raised ridge height, hip to gable barn ends, front dormer and rear dormer**

Date of Site Visit: 18/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The application site is located in Findon Valley a predominantly residential area to the north of Worthing with a steep topography. Hollingbury Gardens is located on the eastern side of the valley, No. 17 is located on the western side of the road. Findon Valley is characterised largely by bungalows, a number of which have converted their roof spaces creating chalet style properties with some variety in the design of roof extensions.

No 17 Hollingbury Gardens has a hipped roof including to the front projection and it has been extended to the rear with a conservatory structure. There is a garage attached to the north side of the bungalow with driveway to the front providing further off road parking.

The site is not located within a conservation area, nor is it a listed building. There are no TPO's on site.

Proposal
Permission is sought for roof extensions which would include raising the height of the roof by approximately 0.5 metres with altered pitch and forming a hip to barn gable extension to the north and south sides. A rear dormer extension is proposed that would measure approximately 8.85 metres in width, 2.7 metres in height and 2.1 metres in depth. Matching roofing materials are proposed including tile hanging.

To the front there is proposed to be a front dormer introduced. This is proposed to have a width of 3m, a height of 2.55m and a depth of 2.1m. The materials are to match that or the rear dormer and wider roof including tile hanging.

Relevant Planning History:
None

Consultations
None

Neighbour Representations

Mr David Ratcliffe 20 Hollingbury Gardens Worthing West Sussex BN14 0EF
Proposed plans

General Comments

- We have lived opposite # 17 for 3 years and the current owners moved here earlier this year.
- They usually park two cars neatly on the drive at night. Visitors park on the road in front of their house. Our drive exits onto the road opposite the pathway to their house and this has been a problem sometimes if more than 1 visitors' car is parked there.
- They have two trees in the front garden and a hedge adjacent to the low wall which is approximately 2 meters tall.
- The trees are both deciduous so, during autumn and winter, their front windows are visible to us.
- They are surrounded by retired/elderly residents either side at # 15 &19, and opposite at # 18 & 20.

We have a few concerns about the proposed plans: -

1. Given the length of time taken in 2011 to rebuild our house (a similar loft conversion) by the residents who lived here then, it will take 12 months or more to complete the work at No. 17. We are not happy with having to live opposite such a project for this length of time, given that # 23's project is still not finished after approximately 14 months. There were constantly large lorries and vans needed for demolishing the old house and then constantly delivering building materials for the new house. At various times lorries and vans were parked outside our property making access very difficult. We fear that such chaos will be present outside for at least a year. On the application, they say that works won't affect existing parking but we suspect that the drive will have to be used for unloading and storage of materials. So, where will their two cars be parked? The works will therefore be disturbing the four retired/elderly neighbours for at least a year, not to mention early starts every day.

2. The proposal to include a front dormer window concerns us. The dormer will allow a direct view across to our two downstairs living rooms because of our higher elevation and a view from our rooms directly into their bedroom. We have Velux windows upstairs which will give a view directly into their bedroom also. We would therefore prefer that their proposed front dormer window be changed to a Velux window as this would also then be in keeping with other loft conversions nearby. We understand that these loft conversions were denied permission to install a dormer at the front due to privacy concerns.

3. An existing deciduous tree in the front garden of # 17 may partially screen their proposed dormer window as it is at present (and if not removed as per the application), but it is deciduous so the dormer window wouldn't be screened in the autumn and winter. We also doubt that the materials for the works will be able to be delivered (even by crane) with this tree (autumn flowering cherry) in place.

Mr Richard Lowrey 22 Hollingbury Gardens Worthing West Sussex BN14 0EF

I would like to express my support of this application and proposed dormer additions. It is in keeping with the road and the plans demonstrate a thoughtful and well-considered design.

Many owners within the road have looked to utilise the loft/air space of the buildings, with numerous properties having had loft extensions carried out, the vast majority of the road are now chalet bungalows.

With varied plot depths, many on our side of the road being set further back, than on the odd number side, overlooking is not an issue.

All of the properties within the street have extensive driveways, so there is plenty of street car parking for loading/ unloading.

It is nice to see another dilapidated property have significant investment put into it, to turn it into a beautiful family home, which is only further improving the neighbourhood.

I fully endorse this application.

Mrs Nazneen Read 23 Hollingbury Gardens Worthing West Sussex BN14 0EF
We fully support the application proposed, we feel the design will enhance the property and the road. It's a very stylish and pleasing design.

The design is very much in keeping with some of the other properties that have been renovated on this road.

Particularly in favour of the front dormer, this will make great use of the space and create lovely views across Cissbury Ring and gives the property character.

Response to representations:
Neighbouring amenity and design are discussed below.

It is not clear which applications are being referred to in relation to overlooking from the front dormers.

The parking on the site is considered to be appropriate for a property of this size, whilst there may be a need for parking off site whilst there are works ongoing it is considered that there is capacity within the streets that would not have an unacceptable impact on highway safety. Hours of works will be conditioned given the objections received.

Relevant Planning Policies:
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Principle of Development:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

There are examples of roof extensions in the vicinity but houses on the eastern side of the street appear more uniform in character. is variety in the streetscene on the western side of Hollingbury Gardens. Nos. 9 and 21 to the south and north have been extended within the roof however, there also appear to be some difference in ridge heights in the streetscene where No.15 appears to sit lower than its immediate neighbours. No.21 has been extended to form a barn hip to each side.

There are other examples of gable or barn hip extensions on the opposite side of the street where, on this side, there generally appears to be more variety, including at No.20 which has a large rear dormer, barn hipped roof profile and velux windows to the front elevation. As well as this No.8 to the south east which has been extended into the roof and has a higher ridge line than its neighbours and includes dormer extensions to the front, rear and side (WB/04/0867/FULL refers), and at No.14 where roof extensions continue to the full width of the house and garage with a small barn hip front and with a ridgeline considerably higher than its neighbour to the north (WB/0432/87/FULL).

In this context it is considered that the increase in ridge height and altered pitch would not have any significant harmful effect on visual amenity given the surrounding character and variation in roof heights. Whilst the gable extensions with barn hips would alter the form of the bungalow, given that the bulk would be set behind the existing front projection and would be reasonably well separated from neighbouring roofs either side, and having regard to the overall variety in the vicinity of the site, it is considered that in this context there would be no significant detrimental impact to visual amenity and a refusal on design and visual amenity grounds would not be justified in this instance.

The proposed dormer to the front of the site will add a feature which is less common place, however there are properties to the east of the site which have undergone similar works. These include Nos. 6 and 8 which have boxy flat roofed dormers to the front and no. 14 with two pitched roof dormers. The applicant was asked to reduce the size of the front dormer to ensure it would sit more comfortably within the roofslope. The revised dormer would not provide a significant degree of harm to the visual amenity of the street. The omission of a flat roof is considered to provide a more appropriate dormer to the front with the hidden flat roof behind the pitch. The provision of the velux windows is a feature which has become commonplace along Hollingbury Gardens and is not considered to impact the visual amenity of the street.

At the rear, the proposed dormer extension would be large and relatively bulky in appearance. With the mirroring of the roof form on the front dormer it is considered that the impact on the street scene would be reduced from that of a bulky flat roofed former. In this instance the full extent of the proposed dormer would not be readily visible, being set in from the edges of the roof and hidden by the pitching where it

would not dominate. On balance subject to the use of matching materials the proposed dormer extensions would not have any significant harmful impact on visual amenity.

Residential Amenity

The main impact arising from the proposals would be to the occupiers of the neighbouring dwellings at No.15 to the south and No.19 to the north.

On the north side, No.19 is a similar bungalow and appears to have a loft conversion to habitable accommodation with rear velux windows. The increase in roof form and moving approximately 2.65m closer to the boundary there will be some impact on this property. However, approximately 3.75m is retained to the boundary with the neighbour's walls being set beyond this. The neighbouring property has no windows in this elevation ensuring that there is no impact on the flank wall. With the neighbours rear extension providing a greater separation from the roof alterations there is not anticipated to be any harmful overbearing impact or loss of light from the roof conversion. No new windows would be installed in the north elevation of the roof extensions limiting overlooking.

To the south of the site No.15 is another matching bungalow. There is a garage attached to its north like the application site with the remainder of the property set further back from the boundary. Given the relationship and the separation with No. 15 and the scale and positioning of the proposed roof extensions it is considered that there would be no significant loss of amenity arising from their bulk or positioning.

The overall omission of windows in the side elevation ensures that there is not any overlooking of the neighbouring properties to the north and south of the site. Therefore, it is not considered that the proposed roof extensions would result in any unacceptable impacts on the neighbouring residential amenity.

An objection was received from a neighbour on the eastern side of Hollingbury Gardens concerned with privacy impacts. Given the scale of the proposals and separation to the opposite dwellings (in excess of 36m), there would be no significant impact to the amenities of those occupiers opposite the site. The potential views to the front of the site would be further mitigated by the presence of the tree located within the front garden. Additionally, the steep topography of Findon Valley would mean that there would not be views into the bedrooms only the ground floor. No additional views would be available above this from the public realm.

Neighbouring dwellings to the rear would also be sufficiently remote from the proposed extensions with a separation distance of more than 50 metres which would avoid any significant impact.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

4. No openings to side elevations of roof conversion
5. Hours of works

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Finlay Gardner Date: 22/01/2026

Authorised by: Louise Prew Date: 23/02/2026